

# \$699,999 - 611 Evanston Drive Nw, Calgary

MLS® #A2243746

**\$699,999**

4 Bedroom, 4.00 Bathroom, 1,791 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Stunning Corner Lot Home with Illegal Basement Suite in Family-Friendly Evanston NW, Calgary

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home nestled in the desirable community of Evanston in NW Calgary. Situated on a prime corner lot, this property is perfect for families, offering easy access to parks, playgrounds, green spaces, and scenic walking trails.

Step inside to an inviting open-concept main floor featuring upgraded dual-tone kitchen cabinetry, elegant quartz countertops, stainless steel appliances, a walk-in pantry, central island, and modern drop-down ceiling. Rich hardwood flooring throughout the main level adds a touch of luxury, while the spacious living and dining areas are enhanced by large, additional windows that bring in an abundance of natural light. For added convenience, a 2-piece powder room and laundry area are also located on the main floor.

Upstairs, a large bonus/family room serves as the perfect retreat, complete with oversized windows that provide plenty of natural light. The primary bedroom features a generous walk-in closet and a spa-like 5-piece ensuite with a soaker tub and stand-alone shower. Two additional well-sized bedrooms share another full bathroom, ideal for growing



families.

The fully developed illegal basement suite has its own separate side entrance and includes a bedroom, full bathroom, and a fully equipped kitchenâ€”making it ideal for extended family, guests, or potential rental income.

Enjoy outdoor living in the fully fenced and landscaped backyard, complete with a large deck, perfect for entertaining or relaxing on warm summer days.

Located just minutes from schools, shopping, parks, and walking trails, this exceptional property offers everything you need in a family home. Don't miss out on this opportunityâ€”book your showing today!

Built in 2012

**Essential Information**

MLS® #	A2243746
Price	\$699,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,791
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	611 Evanston Drive Nw
Subdivision	Evanston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0H7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 28th, 2025
Days on Market	2
Zoning	R-G

### Listing Details

Listing Office	Coldwell Banker YAD Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.